023.0	0001	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	981,000 / 981,000
					USE VALUE:	981,000 / 981,000
					ASSESSED:	981,000 / 981,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		TEEL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	POLITANO LIDIA
Owner 2:	
Owner 3:	
Street 1:	12 TEEL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	POLITANO FRANCESCO -
Owner 2:	-
Street 1:	12 TEEL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,675 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1890, having primarily Asbestos Exterior and 3515 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R3	THREE FAM	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	9675.000	403,800	9,000	568,200	981,000
Total Card	0.222	403,800	9,000	568,200	981,000
Total Parcel	0.222	403,800	9,000	568,200	981,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 279.12 | /Parcel: 279.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 023.0-0001-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	403,800	9000	9,675.	568,200	981,000	981,000	Year End Roll	12/18/2019
2019	104	FV	306,100	9000	9,675.	603,700	918,800	918,800	Year End Roll	1/3/2019
2018	104	FV	306,100	9000	9,675.	440,400	755,500	755,500	Year End Roll	12/20/2017
2017	104	FV	278,700	10700	9,675.	383,500	672,900	672,900	Year End Roll	1/3/2017
2016	104	FV	278,700	10700	9,675.	326,700	616,100	616,100	Year End	1/4/2016
2015	104	FV	248,500	10700	9,675.	319,600	578,800	578,800	Year End Roll	12/11/2014
2014	104	FV	248,500	10700	9,675.	262,800	522,000	522,000	Year End Roll	12/16/2013
2013	104	FV	258,500	10700	9,675.	250,000	519,200	519,200		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POLITANO FRANCE	76248-460		11/23/2020	Convenience	1	No	No		
	11544-283		7/24/1968			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/24/2011	1344	Redo Kit	11,500					& BATH
4/5/2007	214	Add Bath	12,625					
5/30/2001	341	Re-Roof	10,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/28/2017	Inspected	PH	Patrick H
7/22/2017	MEAS&NOTICE	HS	Hanne S
5/31/2012	Info Fm Prmt	BR	B Rossignol
11/2/1999	Inspected	267	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	263	PATRIOT
8/12/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		9675		Sq. Ft.	Site		0	80.	0.73	1									568,201						568,200	

Total AC/HA: 0.22211 | Total SF/SM: 9675 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 568,201 | Spl Credit | Total: 568,200

User Acct

14709

GIS Ref

GIS Ref

Insp Date

07/28/17

!1856!

PRINT

Date	Time
12/10/20	17:24:41

LAST REV

Date	Time
12/08/20	09:18:49

mmcmakin

1856

USER DEFINED

Prior Id # 1:	14709
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	3 - 3 Story		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	5 - Mansard		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:	2	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:	1	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	40.	%
Functional:	T - Other	5.0	%
Economic:			%
Special:			%
Override:			%
	Total:	43.28	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.96282583
Const Adj.:	0.96170831
Adj $ / SQ:	157.413
Other Features:	128750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	711867
Depreciation:	308096
Depreciated Total:	403771

COMMENTS

FUNCTIONAL -5 DUE TO TOP FLOOR CEILING COLLAPSING.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	6	Baths:	1	HB	

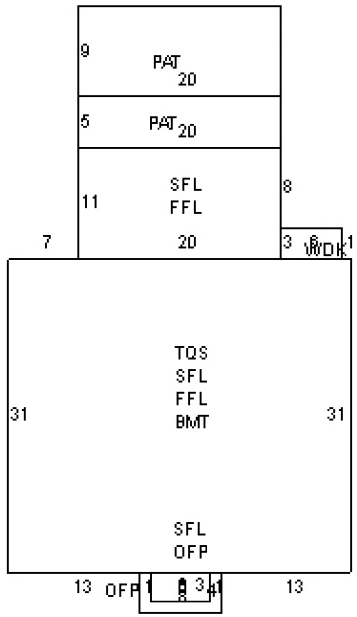
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	
2	5	2	
Totals			
3	14	6	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,292	157.410	203,377
FFL	First Floor	1,274	157.410	200,544
BMT	Basement	1,054	49.490	52,163
TQS	3/4 Story	791	157.410	124,435
PAT	Patio	280	3.450	967
OFP	Open Porch	32	42.320	1,354
WDK	Deck	18	15.390	277

Net Sketched Area:	4,741	Total:	583,117
Size Ad	3356.5	Gross Are	5004	FinArea	3515
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	15	F	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	157.41
Special Features:	0	Val/Su Net:	85.17
Final Total:	403800	Val/Su SzAd	120.30

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 023.0-0001-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	26X32	A	AV	1960	18.00	T	40	104			9,000			9,000

More:	N	Total Yard Items:	9,000	Total Special Featues:		Total:	9,000